

024.0

0005

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,012,400 / 1,012,400

APPRAISED:

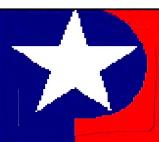
1,012,400 / 1,012,400

USE VALUE:

1,012,400 / 1,012,400

ASSESSED:

1,012,400 / 1,012,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 14 |        | COTTAGE AVE, ARLINGTON |

**OWNERSHIP**

Unit #:

|                                 |  |
|---------------------------------|--|
| Owner 1: THOMPSON ANNE KINSELLA |  |
| Owner 2: THOMPSON PHILIP R      |  |
| Owner 3:                        |  |

Street 1: 14 COTTAGE AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2008, having primarily Coprn. Clap Exterior and 2267 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 4000        |                    | Sq. Ft.   | Site      |           | 0          | 80.        | 1.35 | 1     |             |           |        |   |        |   |        |   | 432,000         |           |   |           |        |      | 432,000   |       |

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101      | 4000.000  | 580,400        |            | 432,000    | 1,012,400   |                   | 16057     |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 04/08/14  |

|              |                 |         |                                |         |                 |                  |  |
|--------------|-----------------|---------|--------------------------------|---------|-----------------|------------------|--|
| Total Card   | 0.092           | 580,400 |                                | 432,000 | 1,012,400       | Entered Lot Size |  |
| Total Parcel | 0.092           | 580,400 |                                | 432,000 | 1,012,400       | Total Land:      |  |
| Source:      | Market Adj Cost |         | Total Value per SQ unit /Card: | 446.58  | /Parcel: 446.58 | Land Unit Type:  |  |

Parcel ID 024.0-0005-0007.0

!1991!

PRINT Date Time

12/29/21 20:54:09

LAST REV Date Time

01/09/19 11:00:56

apro

1991

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

|                                    |                              |                             |               |                      |              |                      |                                 |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
|------------------------------------|------------------------------|-----------------------------|---------------|----------------------|--------------|----------------------|---------------------------------|-------------------------|--------------|------------|------|---------------|--------|-----------------|-------------------------------------|------------|--------------|--|--|--|--|
| <b>EXTERIOR INFORMATION</b>        |                              |                             |               | <b>BATH FEATURES</b> |              |                      |                                 | <b>COMMENTS</b>         |              |            |      | <b>SKETCH</b> |        |                 |                                     |            |              |  |  |  |  |
| Type: 6 - Colonial                 | Sty Ht: 2T - 2 & 3/4 Sty     | (Liv) Units: 1              | Total: 1      | Full Bath: 1         | Rating: Good | A Bath:              | Rating:                         |                         |              |            |      | 3             | 17     | FFL BMT         | 23                                  |            |              |  |  |  |  |
| Foundation: 1 - Concrete           | Frame: 1 - Wood              | Prime Wall: 20 - Copm. Clap | Sec Wall: %   | 3/4 Bath: 1          | Rating: Good | A 3QBth:             | Rating:                         |                         |              |            |      | 6             |        |                 | 2                                   |            |              |  |  |  |  |
| Roof Struct: 1 - Gable             | Roof Cover: 1 - Asphalt Shgl | Color: YELLOW               |               | 1/2 Bath: 1          | Rating: Good | A HBth:              | Rating:                         |                         |              |            |      | 8             |        |                 |                                     |            |              |  |  |  |  |
| View / Desir:                      |                              |                             |               | OthrFix: 1           | Rating: Good | Kits: 1              | Rating: Good                    | 1st Res Grid            | Desc: Line 1 | # Units: 1 |      | 16            | WDK 14 | SFL FFL BMT ATC | 22 HST GAR                          |            |              |  |  |  |  |
| <b>GENERAL INFORMATION</b>         |                              |                             |               | A Kits:              | Rating:      | Level                | FY LR DR D K FR RR BR FB HB L O |                         |              |            |      | 3             | 4      | SFL OFF         | SFL                                 |            |              |  |  |  |  |
| Grade: B- - Good (-)               | Year Blt: 2008               | Eff Yr Blt:                 | Alt LUC:      | Frpl:                | Rating:      | Other                |                                 |                         |              |            |      | 5             | 6      | 30              | 2 0 2 4 2 HST 10 ATC 2 ATC 17 2 OFF |            |              |  |  |  |  |
| Jurisdct: G15                      | Fact: .                      | Const Mod:                  | Lump Sum Adj: | WSFlue:              | Rating:      | Upper                |                                 |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| <b>INTERIOR INFORMATION</b>        |                              |                             |               | Name:                |              | Lvl 2                |                                 |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| Avg Ht/FL: STD                     | Prim Int Wal 2 - Plaster     | Sec Int Wall: 1 - Drywall   | 50 %          | DEPRECIATION         |              | Lvl 1                |                                 |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| Partition: T - Typical             | Prim Floors: 3 - Hardwood    | Sec Floors: %               |               | Phys Cond: GD - Good | 4.0 %        | Lower                |                                 |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| Bsmnt Flr: 12 - Concrete           | Subfloor:                    |                             |               | Functional:          | %            | Totals               | RMS: 6                          | BRs: 3                  | Baths: 1     | HB: 1      |      |               |        |                 |                                     |            |              |  |  |  |  |
| Bsmnt Gar:                         | Electric: 3 - Typical        | Insulation: 2 - Typical     |               | Economic:            | %            |                      |                                 |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| Int vs Ext: S                      | Heat Fuel: 2 - Gas           | Heat Type: 1 - Forced H/Air |               | Special:             | %            | <b>REMODELING</b>    | Exterior:                       | No Unit                 | RMS          | BRs        | FL   |               |        |                 |                                     |            |              |  |  |  |  |
| # Heat Sys: 1                      | % Heated: 100                | % AC: 100                   |               | Override:            | %            |                      | Interior:                       | 1                       | 6            | 3          |      |               |        |                 |                                     |            |              |  |  |  |  |
| Solar HW: NO                       | Central Vac: NO              | % Com Wal                   | % Sprinkled   | Total: 4 %           |              | <b>RES BREAKDOWN</b> | Additions:                      |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| <b>CALC SUMMARY</b>                |                              |                             |               |                      |              |                      | Kitchen:                        |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| Basic \$ / SQ: 130.00              |                              |                             |               |                      |              |                      | Baths:                          |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| Size Adj.: 1.04771221              |                              |                             |               |                      |              |                      | Plumbing:                       |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| Const Adj.: 0.97990203             |                              |                             |               |                      |              |                      | Electric:                       |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| Adj \$ / SQ: 133.465               |                              |                             |               |                      |              |                      | Heating:                        |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| Other Features: 94995              |                              |                             |               |                      |              |                      | General:                        |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| Grade Factor: 1.21                 |                              |                             |               |                      |              |                      | Totals                          | 1                       | 6            | 3          |      |               |        |                 |                                     |            |              |  |  |  |  |
| NBHD Inf: 1.00000000               |                              |                             |               |                      |              |                      |                                 |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| NBHD Mod:                          |                              |                             |               |                      |              |                      |                                 |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| LUC Factor: 1.00                   |                              |                             |               |                      |              |                      |                                 |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| Adj Total: 604582                  |                              |                             |               |                      |              |                      |                                 |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| Depreciation: 24183                |                              |                             |               |                      |              |                      |                                 |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| Deprecated Total: 580398           |                              |                             |               |                      |              |                      |                                 |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| <b>MOBILE HOME</b>                 |                              |                             |               | Make:                | Model:       | Serial #:            | Year:                           | Color:                  |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b>    |                              |                             |               |                      |              |                      |                                 |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| <b>PARCEL ID</b> 024-0-0005-0007.0 |                              |                             |               |                      |              |                      |                                 |                         |              |            |      |               |        |                 |                                     |            |              |  |  |  |  |
| Code                               | Description                  | A                           | Y/S           | Qty                  | Size/Dim     | Qual                 | Con                             | Year                    | Unit Price   | D/S        | Dep  | LUC           | Fact   | NB Fa           | Appr Value                          | JCod/JFact | Juris. Value |  |  |  |  |
| 2                                  | Frame Shed                   | D                           | Y             | 1                    | 8X10         | A                    | AV                              | 1990                    | 0.00         | T          | 23.2 | 101           |        |                 |                                     |            |              |  |  |  |  |
| More: N                            |                              |                             |               | Total Yard Items:    |              |                      |                                 | Total Special Features: |              |            |      | Total:        |        |                 |                                     |            |              |  |  |  |  |